092.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,700 / 684,700
					USE VALUE:	684,700 / 684,700
					ASSESSED:	684,700 / 684,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAO YU			
Owner 2:	DAI WENJIE			
Owner 3:				
Street 1:	88 HEMLOCK ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	RICKTER DONALD O/ TRUSTEE -
Owner 2:	DONALD O RICKTER 2013 LIV TR -
Street 1:	1395 MASS AVE APT 205
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5041.000	284,800		399,900	684,700
Total Card	0.116	284,800		399,900	684,700
Total Parcel	0.116	284,800		399,900	684,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.67 | /Parcel: 436.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	59750
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!7534!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,800	0	5,041.	399,900	684,700		Year end	12/23/2021
2021	101	FV	276,700	0	5,041.	399,900	676,600		Year End Roll	12/10/2020
2020	101	FV	276,700	0	5,041.	399,900	676,600	676,600	Year End Roll	12/18/2019
2019	101	FV	216,300	0	5,041.	405,600	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	216,300	0	5,041.	302,800	519,100	519,100	Year End Roll	12/20/2017
2017	101	FV	216,300	0	5,041.	274,200	490,500	490,500	Year End Roll	1/3/2017
2016	101	FV	216,300	0	5,041.	262,800	479,100	479,100	Year End	1/4/2016
2015	101	FV	213,200	0	5,041.	222,800	436,000	436,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:44:09

LAST REV

Date	Time
07/07/21	14:41:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 7534

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICKTER DONALD	1573-193	1	6/7/2021		770,000	No	No		
RICKTER DONALD	1433-57		4/24/2013	Convenience	1	No	No		Phyllis Rickter dod 10/21/2019
	787-77		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	59750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/1994	676	Manual	9,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2020	Mail Update	MM	Mary M
2/4/2020	Mail Update	JO	Jenny O
10/23/2019	Mail Update	JO	Jenny O
10/26/2018	Inspected	PH	Patrick H
10/16/2018	MEAS&NOTICE	CC	Chris C
12/8/2008	Meas/Inspect	163	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/25/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5041		Sq. Ft.	Site		0	70.	1.13	5									399,862						399,900	

Total AC/HA:	0.11573	Total SF/SM:	5041	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,862	Spl Credit		Total:	399,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.99000001
Adj $ / SQ:	182.902
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412715
Depreciation:	127942
Depreciated Total:	284773

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

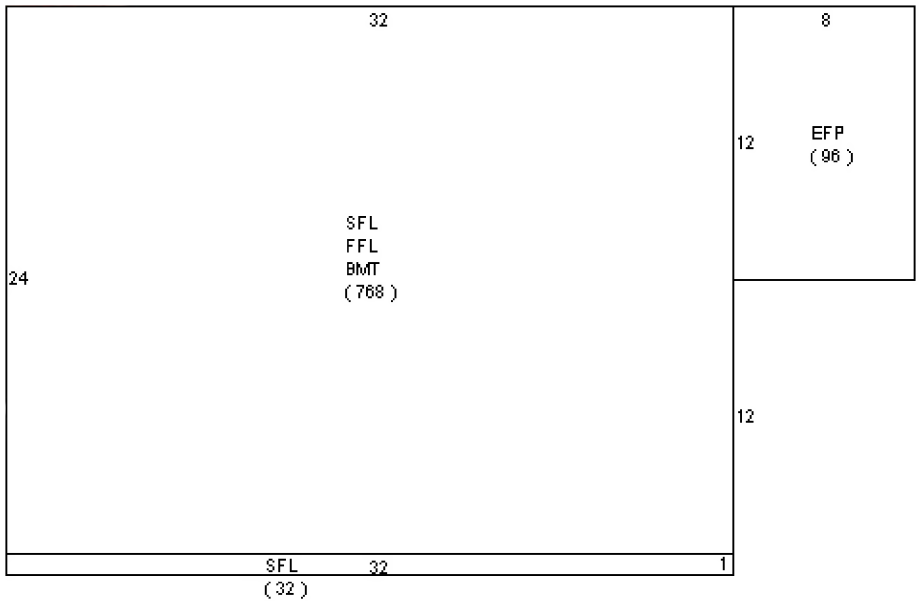
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.90
Special Features:	0	Val/Su Net:	117.11
Final Total:	284800	Val/Su SzAd	181.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	182.900	146,322
BMT	Basement	768	54.870	42,141
FFL	First Floor	768	182.900	140,469
EFP	Enclos Porch	96	55.030	5,283

Net Sketched Area:	2,432			Total:	334,215
Size Ad	1568	Gross Area	2432	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	